

**CITY OF FORT LAUDERDALE  
BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 13, 2016**

**AGENDA RESULTS**

**PLACE OF MEETING:** City Hall, City Commission Chambers  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**TIME OF MEETING:** 6:30 P.M.

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**Purpose:** The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS:**

1.     **Case Number:**           B15020  
         **Owner:**             Holiday Park Plaza, LTD  
         **Agent:**             Security Vault Works, Inc.  
         **Legal:**             PROGRESSO 2-18 D LOTS 5,6 & N 35 OF LOT 7 & N 35 OF LOT 18  
                                  LESS W 5 THERE OF & ALSO LOTS 19 & 20, LESS THE W 5  
                                  THEREOF ALL IN BLK 171  
  
         **Zoning:**             CB (Community Business District)  
         **Address:**           1026 NE 15<sup>th</sup> Avenue  
         **Commission District:** 2  
         **Appealing:**         **Section 47.1.15. (Uses within enclosed building.)**  
                                  Requesting a variance to install a stand-alone automated teller machine  
                                  (ATM) where the code states except as provided in the Unified Land  
                                  Development Regulations (ULDR), all permitted uses, including sales,  
                                  display, preparation and storage shall be conducted entirely within a  
                                  completely enclosed building.

(DEFERRED FROM DECEMBER 9, 2015)

**DEFERRED FOR 30 DAYS (7-0)**

2.     **Case Number:**           B16001  
         **Owner:**             Coral Shopping Center Inc.  
         **Agent:**             Francesco Falchetti, AA Sign Lines  
         **Legal:**             CORAL SHOPPING CENTER 29-30 B PARCEL A  
         **Zoning:**             B-1 (Boulevard Business)  
         **Address:**           3045 North Federal Highway  
         **Commission District:** 1  
         **Appealing:**         **Section 47-22.3.E (Sign Requirements)**  
                                  Requesting a variance to allow a detached freestanding sign to be  
                                  located within the interdistrict corridor of North Federal Highway a  
                                  distance of five (5) feet from the property line at a of height fourteen (14)  
                                  feet where the code states that detached freestanding signs located  
                                  within any zoning district abutting those trafficways subject to the  
                                  Specific Location Requirements, as specified in Section 47-23.9 shall be  
                                  located a minimum of twenty (20) feet from the property line of the lot or  
                                  plot on which the sign is located and where the code permits ground  
                                  signs at a distance of five (5) feet from the property line within any  
                                  zoning district abutting those trafficways subject to the Specific Location  
                                  Requirements, as specified in Section 47-23.9 at a maximum height of

five (5) feet with a maximum base height of three (3) feet for a total overall height of eight (8) feet.

### **DENIED (0-7)**

3. **Case Number:** B16002  
**Owner:** 321 BIRCH LLC  
**Agent:** Stephen Tilbrook, Gray Robinson, P.A.  
**Legal:** LOTS 1,2,3 AND 4, BLOCK 9 LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
TOGETHER WITH:  
A Parcel of Dry Land in New River Sound adjacent to Lots, 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.  
**Zoning:** IOA (Intracoastal Overlook Area)  
**Address:** 321 N. Birch Road  
**Commission District:** 2  
**Appealing:** **Section 47-19.3.f. (Boat slips, docks, boat davits, hoists and similar mooring structures.)**  
Requesting a variance to permit a seawall at a height of seven (7) feet where the code states the top surface of a seawall shall not exceed five and one-half (5½) feet above NGVD 29, except when the adjacent property is height than five and one-half (5½) feet above NGVD 29 for an overall increase in seawall cap height of eighteen (18) inches).

### **DEFERRED FOR 30 DAYS (7-0)**

4. **Case Number:** B16003  
**Owner:** Abraham Gonzalez and Lisanka Cubillas  
**Agent:** Jose J. Ares  
**Legal:** LAUDERDALE ISLES NO 2-BLK 10 37-46 B LOT 38  
**Zoning:** RS-6.85A (Irregular Residential)  
**Address:** 2513 Sugarloaf Lane  
**Commission District:** 4  
**Appealing:** **Section 47-39.A.6.F(1)**  
Requesting a variance to permit an existing legal nonconforming carport to be enclosed and to encroach into the required side yard a distance three (3) feet one (1) inch from the side property line and as illustrated on the site plan labeled A-01 in the backup material where the code requires a minimum side yard of seven (7) feet six (6) inches when located in the RS6.85A zoning district for an overall reduction in the required side yard of approximately four (4) feet five (5) inches.

### **APPROVED (7-0)**

5. **Case Number:** B16004  
**Owner:** 3341 NE 32<sup>ND</sup> Street LLC  
**Agent:** Charlie Lustik  
**Legal:** GALT OCEAN MILE 34-16 B LOT 8 BLK 4  
**Zoning:** CB (Community Business District)  
**Address:** 3341 NE 32<sup>nd</sup> Street  
**Commission District:** 1  
**Appealing:** **Section 5-26(b) (Distance between establishments)**  
Requesting a Special Exception to allow the sale of alcohol by a restaurant at a distance of 12 feet from other establishments that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises.

### **APPROVED (7-0)**

**V. COMMUNICATION TO THE CITY COMMISSION**  
**VI. FOR THE GOOD OF THE City of Fort Lauderdale**

**Special Notes:**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

**Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination**